

Chapter 19.465***Caretaker Living Quarters*****19.465.010 Purpose**

The purpose of regulating caretaker living quarters is to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses.

19.465.020 Applicability and Permit Requirements

Caretaker living quarters, as defined in Article X (Definitions) are permitted as set forth in article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this Chapter.

19.465.030 Site Location, Operation Development Standards

The standards set forth in Article V, Base Zone and Related Use and Development Provisions shall apply to agricultural caretaker living quarters, unless otherwise specified here.

E. Caretaker Living Quarters – Agricultural

1. The use shall be conducted on a property having 5 acres or more gross area and that is predominantly occupied by a bona fide agricultural business.
2. The use shall be established within a stick-built or prefabricated structure, attached to or detached from the primary dwelling unit on the property, or within a mobile home.
3. The square footage of the agricultural caretaker living quarters shall not exceed 50 percent of the square footage of the principal dwelling unit.
4. Occupancy shall be limited to the agricultural caretaker and his or her family. The agricultural caretaker shall be a full-time employee of the on-site agricultural business.
5. The principal dwelling unit on the property shall be occupied by the legal owner of the property.
6. The agricultural caretaker living quarters shall be established in such a way as to minimize its view from adjacent streets and properties.
7. The use shall not be conducted longer than 2 years, except that subsequent time extensions may be granted by the Approving or Appeal Authority. Each time extension shall not exceed 2 years.
8. The property owners shall execute and record a covenant and agreement with the City to revert the property to single-family residential use, including the removal of

the kitchen facilities of any permanent addition that does not meet the requirements of the Zone in which the use is located, after the expiration of any associated permit granted or the termination of the agricultural business.

F. Caretaker Living Quarters – Industrial or Commercial Storage Overlay Zone Uses

1. The caretaker living quarters shall be located within the principal building on the site.
2. The caretaker living quarters shall be occupied by the owner or an employee of the business.
3. A minimum of one designated parking space shall be provided for the caretaker living quarters, in addition to any parking spaces required for the principal use.
4. The caretaker living quarters shall have no more than two bedrooms.
5. The caretaker living quarters shall be limited to a maximum of 650 square feet.
6. The property owners shall execute and record a covenant and agreement with the City to revert the property to an industrial use without a caretaker living quarters, including the removal of the kitchen facilities of any permanent addition that does not meet the requirements of the Zone in which the use is located, after the expiration of any associated permit granted or the termination of the business.

G. Caretaker Living Quarters – Temporary During Construction

1. The temporary unit shall be located on-site and in the rear half of the lot, unless otherwise approved by the Zoning Administrator. In no instance shall the temporary unit be located within public right-of-way.
2. The temporary unit shall be located at least 5 feet from all property lines. For side and rear property lines adjoining an existing residential use, the setback of the underlying zone shall apply.
3. The number of occupants shall be limited to two persons.
4. The temporary unit shall be connected to water and electric utilities. Where required by the Public Works Department, the unit shall be connected to the sewer system.
5. The unit shall be allowed to remain on the site for an initial period of no more than six months, except that individual extensions of up to three months each with a maximum of one year from the date of the initial siting may be granted by the Zoning Administrator. There shall be no fee for these time extensions. In considering whether to grant a time extension, the Zoning Administrator may consider evidence of any land use compatibility related complaints from surrounding residents and property owners.

6. No later than seven days following the issuance of a certificate of occupancy for the permanent building, the temporary unit shall be removed from the site.
7. An active building permit shall be in effect prior to locating the temporary unit on-site and at all times that the unit remains on-site. The unit is to be removed within seven days of expiration of the building permit.